



# Los Angeles Grand Avenue Authority



## **Board of Directors**

Hon. Gloria Molina, Chair  
Hon. Jan Perry, Vice Chair  
William T Fujioka, Secretary  
Cecilia V. Estolano  
Dale Bonner, Ex Officio

## **SEPTEMBER 24, 2007 MINUTES**

The twenty-first meeting of the Los Angeles Grand Avenue Authority was held September 24, 2007 at the Kenneth Hahn Hall of Administration, Room 374-A, 500 West Temple Street, Los Angeles, CA

### **CALL TO ORDER**

Chairperson Gloria Molina called the meeting to order at 10:09 a.m. The following Directors were present constituting a quorum of the Authority:

Gloria Molina, First District Supervisor, County of Los Angeles  
William T Fujioka, Chief Executive Officer, County of Los Angeles  
Cecilia V. Estolano, Chief Executive Officer, Community Redevelopment Agency  
Jan Perry, Ninth District Councilmember, City of Los Angeles

Chairperson Molina welcomed and introduced newly appointed Authority member William T Fujioka, Chief Executive Officer, County of Los Angeles.

### **APPROVAL OF THE JUNE 11, 2007 MINUTES**

**On motion of Director Molina, seconded by Director Perry and unanimously carried, the Authority approved the March 5, 2007 minutes.**

### **GRAND AVENUE PROJECT STATUS REPORT**

Nelson Rising, Chair, Grand Avenue Committee, provided the following report:

- The ground rent payment was received on July 6, 2007
- The Schematic Design for Phase 1 was approved by the Authority, The Los Angeles County Board of Supervisors, and The Community Redevelopment Agency; Design development phase has begun, and should be ready for Authority approval in Fall 2007
- Discussions have occurred with the surrounding neighbors of Phase 1 to review the construction impacts and haul routes.
- Numerous meetings have occurred between the Developer and the Civic Park Design Team to analyze the potential costs of redesigning the slip ramps leading to the County parking garage located on Grand Avenue.

### **ELECTION OF OFFICERS**

**Election of Chairperson: On motion of Director Perry, seconded by Director Fujioka and unanimously carried, the Authority reelected Chairperson Molina.**

**Election of Vice-Chairperson:** On motion of Director Molina, seconded by Director Fujioka and unanimously carried, the Authority reelected Vice Chairperson Perry.

**Election of Secretary:** On motion of Director Perry, seconded by Director Molina and unanimously carried, the Authority elected Secretary Fujioka.

**ACTION ON REQUEST FOR EXTENSION OF START OF CONSTRUCTION**

Martha Welborne, Managing Director, Grand Avenue Committee, reported the Developer has requested a two month delay in starting construction. The Draft Disposition Agreement (DDA) requires a construction start date for Phase 1 by October 1, 2007; approval of this extension would allow for a construction start date of December 1, 2007. In large complex projects such as this, various unforeseen delays with respect to permits and approvals can occur. Ms. Welborne advised that the Grand Avenue Committee has reviewed the request for extension and recommends it for Authority approval.

**On motion of Director Perry, seconded by Director Fujioka and unanimously carried, the Authority approved extending the project construction start date for two months (December 1, 2007) and authorized the Grand Avenue Committee Chair Nelson Rising to formalize the extension with the Related Companies (Developer).**

**ACTION TO AUTHORIZE AUGMENTATION OF THE CIVIC PARK BUDGET BY INCLUSION OF INTEREST FROM LEASEHOLD ACQUISITION FEE ON DEPOSIT FOR CIVIC PARK**

Ms. Welborne reported the interest accumulating from the leasehold acquisition fee (\$50 million) can be utilized for the design and construction of the Civic Park; a clear direction from the Authority was requested on the use of these funds as it will assist in determining the full budget of the park project.

**On motion of Director Estolano, seconded by Director Perry and unanimously carried, the Authority approved the authorization of park funds to be added to the Civic Park budget.**

**DISCUSSION OF FUTURE AGENDA ITEMS, DATE OF THE NEXT MEETING**

Ms. Welborne reported upcoming agenda items will include: the Design Development Phase for Parcel Q; action on proposed partnership restructuring of the Development Team; and approval of the Phase 1 contractor. The proposed date for the next regular Authority meeting is Monday, October 22, 2007.

**PUBLIC COMMENT**

Brady Westwater commented on the need to secure 501(c)(3) funding for the Civic Park, and that the availability of parking garages located within the Historic core of downtown Los Angeles are diminishing due to the increase of residential users.

**CLOSED SESSION: Conference with Legal Counsel – Existing Litigation (Subdivision (a) of Government Code Section 54956.9): Today’s IV, Inc. v. City of Los Angeles, County of Los Angeles, Community Redevelopment Agency of the City of Los Angeles; Los Angeles Grand Avenue Authority et al. BC 367288 and BC 369445**

The Authority recessed at 10:21 a.m. and reconvened at 10:31 a.m.

**ADJOURNMENT**

No reportable action was taken in closed session. There being no further business, the meeting was adjourned at 10:32 a.m.